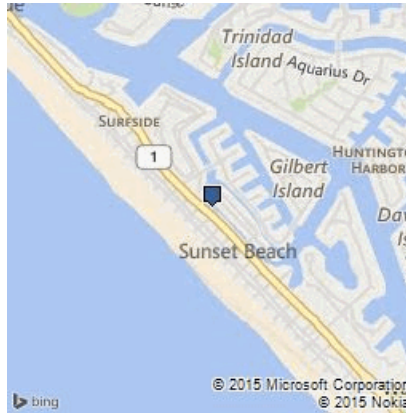




Status: **Active**
 ML#: **OC15038460**
 APN: **17856301**
 Orig. List Price: **\$1,800,000**
 Price Per Sqft: **\$2064.22**
 County: **Orange**
 Bedrooms:
 Sqft (Src):
 Ac/LSqft (Src): **0.11/4,792 (A)**
 View:
 Pool:
 Horse:

Area: **17 - Northwest Huntington Beach**

Cross Street: **16th St**

Map Book:

Sale Type: **Standard**

Stories:

Entry Location:

Year Built: **1940**

DOM/CDOM: **0/0**

Units Total#:

Senior Community:

Description

A beautiful waterfront property right on Pacific Coast Highway, across the street and within short walking distance to the beach. The built-in dock has direct boat and paddle board access to the entire Huntington Harbor. It is currently zoned as Commercial (NEC) with many redevelopment possibilities, such as condos, motels, small electric boat marinas, etc. subject to the city's approval. The previous to the current owner started a boat rental business, renting kayaks, electric duffy boats, stand-up paddle boards, and a boat chartering business. The 872 sq ft building structure has a bed room, a full bath room, a full kitchen and a living room. The lot has 4,924 sq ft (174x154x62). The entire 174 feet of the east side is on the water front with its own private docking slips that are big enough for a 55-ft yacht and a few electric boats. To the north side of the property boundary, there is a small public sand beach right connected to the property which provide very convenient use for the property. On the south side, there is also a short dead-end street (16th St) adjacent to the property that is perfect for safer guest parking off the PCH. On PCH heading north, pass Warner Ave, the property is on the right hand side between Broadway and Admiralty Dr.

Interior Features

Fireplace:

Heating:

Laundry:

Interior Features:

Eating Area:

Floor:

Appliances:

Utilities:

Exterior Features

Pool:

Spa:

Patio:

Common Walls:

View:

Construction Mats:

Lot Features:

Access Road Paved, Access via City Streets, Bay Front, Beach Access, Beach Front, Ocean Side of Freeway, Ocean Side Of Highway 1, On Lake Front, Waterfront

Roofing:

Exterior Features:

Foundation:

Structural Condition:

Other Structures:

Window Features:

Security Features:

Sewer/Septic:

Water Source:

Disclosures:

Direction Faces:

District/Public

Community Feat:

Style:

Door Feat:

Fencing:

Garage and Parking

Garage Att/Det:

Parking:

Parking Spaces:

Garage Spaces:

Carport Spaces:

RV Dimensions:
of Remotes:

Land

Lot Number:

Block Number:

Tract Number:

Lot Dimensions:

Complex/Community:

Association Name 1:

Association Name 2:

Zone:

Unit Total Number:

Builder's Tract:

Builder's Name:

Association Phone1:

Association Phone 2:

Make of Home:

Model Name:

Association Dues 1:

Association Dues 2:

Lease/Fees

Land Lease Amount:

School Information

School District:

Elementary School:

Junior High School:

High School:

Terms

Listing Terms:

Exclusive Right To Sell

Office/MLS

S.O.Compensation:

2.500%

Dual Var Rate:

No

Sign On Property:

Yes

Listing Office:

(J01374) InvestorsAlly Realty

Listing Agent:

(SLIURA1) Ralph Liu

LA CalBRE:

01342940

List Date:

02/23/2015

Modification Date:

02/23/2015

Expiration Date:

08/31/2015

Showing Instructions:

Key Safe Description:

Key Safe Location:

Listing Office Phone:

Listing Office Fax:

List Type:

Service Type:

Listing Paid:

Ad Number:

Internet List/Addrss:

VOW AVM?/Comm?:

Call Listing Agent**No Key Safe****No Key Safe****888-388-5432****888-315-3831****Exclusive Right To Sell****Full Service****Yes/Yes****Yes/Yes**

Showing Type:

Show Name:

Show Phone:

Occupant Type:

Owner Name:

Agent**Ralph Liu****949-371-9139****Vacant**

Phone Contact Priority**1. LA Text: 949-371-9139****2. LA Cell: 949-371-9139****3. LA Direct:****4. LA TollFree:****5. LA VoiceMail:****6. LA Email: ralph.liu@investorsalliv.com**

Showing Remarks:

Agent Remarks:

Estimated Selling Information

Selling Agent:

Selling Office:

COE/End Date: